

TO LET

Earls House, Earlsway, Team Valley Trading
Estate, Gateshead, NE11 0RY



Flexible Office Accommodation

443 - 1,500 Sq Ft (41.15 – 139.35 Sq M)

- Flexible terms available
- Great access links to Kingsway
- Close Range Amenities
- Located on the Team Valley
- Car Parking Available

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Location

Earls Park North is located at the northern end of Earlsway within the popular and well-established Team Valley Trading Estate, the North East's premier and busiest commercial estate. The estate lies approximately 3 miles to the south of Newcastle City Centre and provides direct access to the A1 Western Bypass, providing connection to the regional road network.

The office suites are accessed via Earlsway which is one of the main thoroughfares on the Team Valley estate and sits adjacent to the Earlsway Trade Park East development.

Description

Earls House is a two storey multi-let office block which comprises a number of small office suites and benefits from shared access for the ground and first floors via a secure entrance hall. WC facilities are available on the ground and first floor. Externally the property benefits from some car parking as well as on road parking within the estate.

Accommodation

The suites have been measured and comprises the following floor areas:

	Sq Ft	Sq M
Suite 9	1,182	109.81
Suite 8	443	41.15
Suite 6&7	710	65.96
Suite 4	558	51.84
Suite 1	1,500	139.35
Total	5,696	529.17

Rent

£10.00 - £20.00 Per Sq Ft

Service Charge

Available upon request.

Building Insurance

Available upon request.

EPC

The property has a rating of C(69).

Rateable Value

According to the VOA the suites have the following rateable values:

- Suite 9/9A - £9,900
- Suite 8 - £4,400
- Suite 6&7- £6,100
- Suite 4 - £5,400
- Suite 1 - £11,500

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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